

WHEN RECORDED MAIL TO:

Snell & Willmer L.L.P.
Attn: Wade R. Budge
15 West South Temple, Ste 1200
Salt Lake City, UT 84101

File No.: 137413-DMF

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12/30/2020 1:42:00 PM \$46.00
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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 8 P.

MEMORANDUM OF HOLLADAY HILLS DEVELOPMENT AND RECIPROCAL EASEMENTS AGREEMENT

In Reference to Tax ID Number(s):

22-09-228-026, 22-09-228-027, 22-09-228-031, 22-09-228-032, 22-09-228-033, 22-09-228-036,
22-09-228-024, 22-10-151-007, 22-10-151-008, 22-10-151-009, 22-10-151-012, 22-09-228-028,
22-09-228-029

Snell & Wilmer L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, UT 84101

Affects Parcel Nos. _____

**MEMORANDUM OF HOLLADAY HILLS DEVELOPMENT AND RECIPROCAL
EASEMENTS AGREEMENT**

Notice is hereby given that **JM CHENEY HOLLADAY HOLDINGS, LLC**, a Utah limited liability company and **RL CHENEY HOLLADAY HOLDINGS, LLC**, a Utah limited liability company, (together, the “**Cheney Entities**”), and **KMW DEVELOPMENT L.L.C.**, a Utah limited liability company (“**KMW**”), pursuant to that certain Holladay Hills Development and Reciprocal Easements Agreement dated July 15, 2020 (the “**Agreement**”), have granted and agreed to certain rights and covenants including certain development covenants, access easements, and other rights and obligations affecting certain real property located in Salt Lake County, Utah, more particularly described on Schedule 1 attached hereto (the “**Property**”), all as more particularly set forth in the Agreement. Inquiries regarding the same may be directed to the registered agent on file for the Utah Division of Corporations and Commercial Code for KMW and the Cheney Entities.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Holladay Hills Development and Reciprocal Easements Agreement as of July 15, 2020.

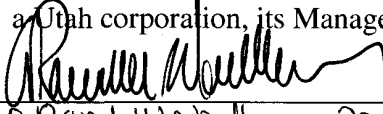
[Signatures and Acknowledgments Follow]

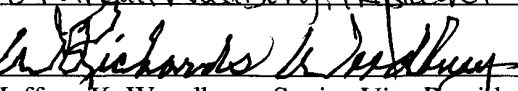
Handwritten signatures in black ink, appearing to be initials or names, located in the bottom right corner of the page.

KMW:

KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION,
a Utah corporation, its Manager

By: 
D. Randall Woodbury, President

By: 
Jeffrey K. Woodbury, Senior Vice President
W. Richards Woodbury, chairman

By: MILLROCK CAPITAL II, LLC,
a Utah limited liability company,
its Manager

By: 
Steve Peterson, Manager

[Notary Acknowledgements Follow on the Following Page(s)]



STATE OF Utah)
:SS.
COUNTY OF Salt Lake)

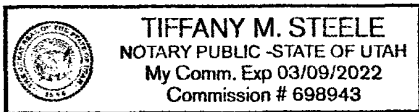
The foregoing instrument was duly acknowledged before me this 21st day of December 2020 by O. Randall Woodbury, the Pres. of Woodbury Corporation, a Utah corporation.



Tiffany M. Steele
Notary Public

STATE OF Utah)
:SS.
COUNTY OF Salt Lake)

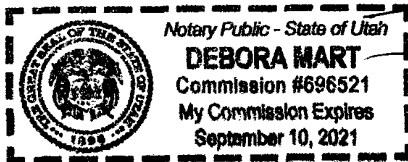
The foregoing instrument was duly acknowledged before me this 23rd day of December 2020 by Jeffrey K. Woodbury, the Senior Vice President of Woodbury Corporation, a Utah corporation. W. Richards Chairman



Tiffany M. Steele
Notary Public

STATE OF Utah)
:SS.
COUNTY OF Salt Lake)

The foregoing instrument was duly acknowledged before me this 18th day of December 2020 by Steve Peterson, the Manager of Millrock Capital II, LLC, a Utah limited liability company.

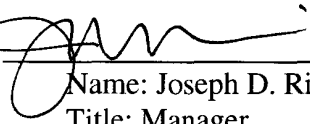


Debora Mart
Notary Public

W
W

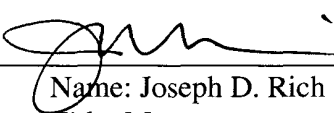
JM CHENEY:

JM CHENEY HOLLADAY HOLDINGS, LLC
a Utah limited liability company

By: 
Name: Joseph D. Rich
Title: Manager

RL CHENEY:

RL CHENEY HOLLADAY HOLDINGS, LLC
a Utah limited liability company

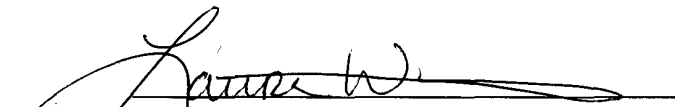
By: 
Name: Joseph D. Rich
Title: Manager

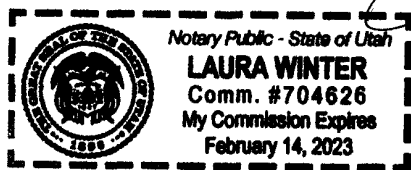
[Notary Acknowledgements Follow on the Following Page(s)]



STATE OF UTAH)
:SS.
COUNTY OF SALT Lake)

The foregoing instrument was duly acknowledged before me this 17, day of December 2020 by Joseph D. Rich, an individual, a manager of JM CHENEY HOLLADAY HOLDINGS, LLC, a Utah limited liability company and RL CHENEY HOLLADAY HOLDINGS, LLC, a Utah limited liability company.


Notary Public





SCHEDULE 1
TO MEMORANDUM OF AGREEMENT

LEGAL DESCRIPTION OF THE PROPERTY

KMW PARCELS
(Proposed Blocks B, D, F, L)

Parcel #1

Block B Lot 1 and Block B Lot 2, Royal Holladay Hills Subdivision #1, according to the official plat thereof recorded July 7, 2020, as Entry No.: 13321547, in Book 2020P at Page 168, on file and of record in the office of the Salt Lake County Recorder.

Parcel #2

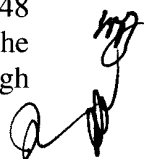
Block D Lot 1, Block D Lot 2, and Block D Lot 3, Royal Holladay Hills Subdivision #1, according to the official plat thereof recorded July 7, 2020, as Entry No.: 13321547, in Book 2020P at Page 168, on file and of record in the office of the Salt Lake County Recorder.

Parcel #3

Beginning at a point that is North 00° 03' 51" West 730.11 feet along Section Line and West 143.25 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian; thence South 02° 20' 32" West a distance of 744.79 feet, Thence North 56° 10' 59" West a distance of 122.41 feet, Thence North 39° 48' 39" West a distance of 489.59 feet, Thence North 39° 48' 39" West a distance of 28.37 feet, Thence North 48° 41' 17" East a distance of 531.98 feet, Thence South 41° 18' 43" East a distance of 97.21 feet to the point of beginning. (aka Proposed Block "F")

Parcel #4

Beginning at a point that is located North 00°03'51" West 715.16 feet along Section Line and East 211.16 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian; thence South 87°39'28" East a distance of 79.95 feet; thence North 64°16'35" East a distance of 120.11 feet to the West Right-of-Way line of Memory Lane; thence along said Right-of-Way line of Memory Lane the following four calls, South 34°14'59" East a distance of 22.55 feet to the beginning of a curve; said curve bears to the right through 10°09'55", having a radius of 1121.28 feet along the arc a distance of 198.93 feet, and whose long chord bears South 29°10'02" East a distance of 198.67 feet to the beginning of a curve; said curve bears to the right through 08°28'05", having a radius of 1121.28 feet along the arc a distance of 165.72 feet, and whose long chord bears South 19°51'02" East a distance of 165.57 feet to the beginning of a curve; said curve bears to the right through 49°37'00", having a radius of 225.79 feet along the arc a distance of 195.53 feet, and whose long chord bears South 09°11'31" West a distance of 189.48 feet to North Right-of-Way line of Arbor Lane and running along said Right-of-Way line the following five calls said point is also the beginning of a curve; said curve bears to the right through



10°16'29", having a radius of 821.00 feet along the arc a distance of 147.23 feet along said North Right-of-Way line of Arbor Lane, and whose long chord bears South 39°08'15" West a distance of 147.03 feet to the beginning of a curve; said curve bears to the right through an angle of 09°18'31", having a radius of 821.00 feet along the arc a distance of 133.38 feet, and whose long chord bears South 48°55'45" West a distance of 133.24 feet to a point of intersection with a line; thence South 36°24'59" East a distance of 8.50 feet to the beginning of a curve; said curve bears to the right through an angle of 41°24'00", having a radius of 214.51 feet along the arc a distance of 155.00 feet, and whose long chord bears South 74°17'01" West a distance of 151.65 feet; thence North 85°00'59" West a distance of 83.75 feet; thence North 07°21'33" East a distance of 734.30 feet to the point of beginning. (aka Proposed Block "L")

**CHENEY ENTITIES' PARCEL
(Proposed Block C)**

Block C Lot 1 and Block C Lot 2, Royal Holladay Hills Subdivision #1, according to the official plat thereof recorded July 7, 2020, as Entry No.: 13321547, in Book 2020P at Page 168, on file and of record in the office of the Salt Lake County Recorder.

